



General Assembly

January Session, 2011

***Raised Bill No. 991***

LCO No. 3430

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Referred to Committee on Planning and Development

Introduced by:  
(PD)

***AN ACT CONCERNING ENERGY EFFICIENT SUBDIVISIONS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (b) of section 8-25 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2011*):

4 (b) The regulations adopted under subsection (a) of this section shall  
5 [also encourage] require energy-efficient patterns of development and  
6 land use, the use of solar and other renewable forms of energy, and  
7 energy conservation. The regulations shall require any person  
8 submitting a plan for a subdivision to the commission under  
9 subsection (a) of this section to [demonstrate to the commission]  
10 submit an analysis to the commission demonstrating that such person  
11 has [considered] used, in developing the plan, [using] passive solar  
12 energy techniques [which] that would not significantly increase the  
13 cost of the housing to the buyer, after tax credits, subsidies and  
14 exemptions. As used in this subsection and section 8-2, passive solar  
15 energy techniques mean site design techniques which maximize solar  
16 heat gain, minimize heat loss and provide thermal storage within a

17 building during the heating season and minimize heat gain and  
18 provide for natural ventilation during the cooling season. The site  
19 design techniques shall include, but not be limited to: (1) House  
20 orientation; (2) street and lot layout; (3) vegetation; (4) natural and  
21 man-made topographical features; and (5) protection of solar access  
22 within the development.

23 Sec. 2. Subsection (e) of section 8-26 of the general statutes is  
24 repealed and the following is substituted in lieu thereof (*Effective*  
25 *October 1, 2011*):

26 (e) If an application involves land regulated as an inland wetland or  
27 watercourse under the provisions of chapter 440, the applicant shall  
28 submit an application to the agency responsible for administration of  
29 the inland wetlands regulations no later than the day the application is  
30 filed for the subdivision or resubdivision. The commission shall,  
31 within the period of time established in section 8-7d, accept the filing  
32 of and shall process, pursuant to section 8-7d, any subdivision or  
33 resubdivision involving land regulated as an inland wetland or  
34 watercourse under chapter 440. The commission shall not render a  
35 decision until the inland wetlands agency has submitted a report with  
36 its final decision to the commission. In making its decision the  
37 commission shall give due consideration to the report of the inland  
38 wetlands agency and if the commission establishes terms and  
39 conditions for approval that are not consistent with the final decision  
40 of the inland wetlands agency, the commission shall state on the  
41 record the reason for such terms and conditions. In making a decision  
42 on an application, the commission shall consider [information] the  
43 analysis submitted by the applicant under subsection (b) of section 8-  
44 25, as amended by this act, concerning passive solar energy techniques.  
45 The provisions of this section shall apply to any municipality which  
46 exercises planning power pursuant to any special act.

<p>This act shall take effect as follows and shall amend the following sections:</p>
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Section 1	<i>October 1, 2011</i>	8-25(b)
Sec. 2	<i>October 1, 2011</i>	8-26(e)

***Statement of Purpose:***

To require applicants to municipal planning commissions to demonstrate that a proposed subdivision is energy efficient.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*